



## 35 Robbins Drive, EAST ALBURY, NSW 2640

### Ideal for Investors or Growing Families

Set on a generous block of approximately 827m<sup>2</sup> with side access, this well-presented East Albury home combines space, comfort, and long-term appeal. Ideally suited to investors or growing families, the property offers strong fundamentals with plenty of potential to add value through simple cosmetic updates such as new carpet and fresh finishes.

Positioned in a highly sought-after pocket of East Albury, families will appreciate the open living areas, secure yard, and zoning for Albury Public School. Parks, playgrounds, and local conveniences are all close by. Investors will value the strong rental demand, low-maintenance design, and prime location.

Inside, the bright and inviting interior features a generous main living zone, a modern kitchen with quality appliances, and seamless flow to the outdoor entertaining area. The bedrooms are spacious-ideal for kids, guests, or tenants-with the master offering its own ensuite and walk-in robe.

Year-round comfort is assured with ducted heating and cooling, while the secure double garage provides added convenience for family living or tenant appeal. With Albury Base Hospital, caf  s, shopping, and freeway access just minutes away, this home is

**TYPE:** For Sale

**INTERNET ID:** 21P9540

#### SALE DETAILS

**\$739,000**

#### CONTACT DETAILS

**Albury**

140 High Street  
WODONGA, VIC  
02 6021 2199

**Dean Star**

0407 685 580

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

positioned perfectly for lifestyle and reliable rental returns.

A fantastic opportunity for those seeking a comfortable family home or a smart investment in a premium East Albury location.

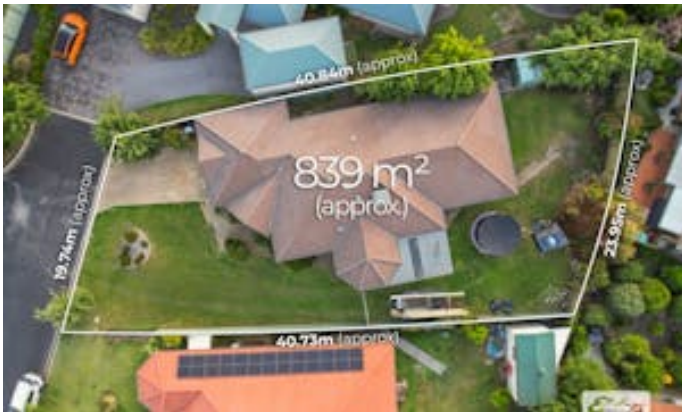
Currently rented at \$570 per week on a month to month basis

- Land Area 827.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage











Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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